



*Colorado Department of Local Affairs*

*Report to the Joint Committee on Local Government  
January 17, 2008*

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*STRENGTHENING COLORADO COMMUNITIES*



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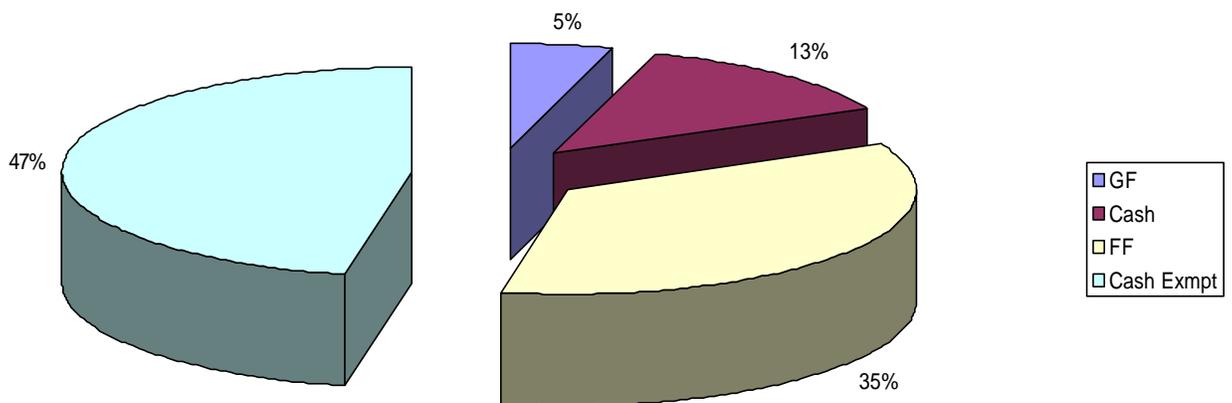
# Department Overview

## Colorado Department of Local Affairs

### Allocation of Funds

The Department of Local Affairs' (DOLA's) mission is to "Strengthen Colorado Communities." To that end, the Department is responsible for building community and local government capacity by providing training, technical, and financial assistance to local communities. The Department partners with local non-profits and local government to achieve the goals and activities set by community leadership.

DOLA's funding consists of 4.8 percent General Fund, 13.1 percent cash funds, 35.1 percent federal funds and 47.0 percent cash funds exempt. DOLA's budget accounts for **less than one percent** of the State's General Fund.



### Department Divisions

The Department's five divisions are:

- \* Board of Assessment Appeals (BAA);
- \* Division of Property Taxation (DPT);
- \* Division of Housing (DOH);
- \* Division of Local Government (DLG); and
- \* Division of Emergency Management (DEM)

# Board of Assessment Appeals

Division Director: Diane Fechisin

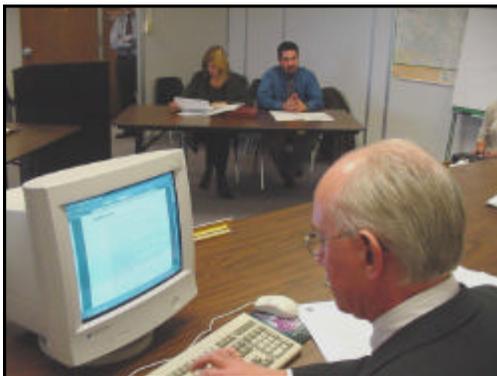
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## Colorado Department of Local Affairs

The **Board of Assessment Appeals (BAA)** is composed of seven members (Board) who meet to hear appeals by property taxpayers of decisions of county boards of equalization, county boards of commissioners, and the state's property tax administrator on valuation of real and personal property, abatement of taxes, exemption or state assessed properties. BAA schedules hearings five days per week for up to three hearing panels of at least two board members. An Assistant Attorney General advises the Board on legal matters. The Board schedules hearings in Grand Junction to improve appellant accessibility to the appeals boards in Western Slope counties.

Decisions of the BAA are appealable directly to the Colorado Court of Appeals. Therefore, the BAA must conduct hearings pursuant to Board and Court Rules, and produce a transcript of any hearing which is appealed by either party.

Board Members: Karen Hart, Chairperson  
Sondra Mercier  
Debra Baumbach  
Diane DeVries  
Lyle Hansen  
MaryKay Kelley  
James Meurer



Each year, the Board holds hearings in Grand Junction for appeals affecting Western Slope counties. This was started in the early 1990s as a service to west slope residents, reducing costs to both petitioners and counties to participate in BAA hearings. For the appeals filed this fiscal year, we anticipate that the Board will be in Grand Junction between 10 and 14 weeks. The hearings will be spread out over several months but are expected to be completed by fall 2008.

This year, the Board has experienced a higher than usual caseload of appeals from the San Luis Valley. Therefore, the Board decided that it would be a positive service to both the taxpayers and counties to hold one week of Board hearings in Alamosa. This is expected to be scheduled in June or July of 2008. It will significantly decrease travel time and costs for both resident petitioners and the counties.

For all hearings, the Board has a policy of allowing any party or witness to appear by telephone. This has allowed both petitioners and counties to “attend” Board hearings in Denver. While most petitioners and counties prefer to be present at the hearing, the use of telephone appearances can allow both parties to call witnesses without requiring them to travel to Denver, which can result in cost savings for the participants.

# Division of Property Taxation

Property Tax Administrator: JoAnn Groff

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## Colorado Department of Local Affairs

The **Division of Property Taxation (DPT)** coordinates and administers the implementation of property tax law throughout the state's 64 counties. Colorado local units of government depend upon property tax revenues to support important public services so DPT strives for equitable and consistent application of property tax laws with up-to-date publications, education/training opportunities and accessible technical expertise. The Division operates under the leadership of the Property Tax Administrator, who is appointed by the State Board of Equalization (state board).

In promoting equalization of property valuation for property tax purposes and providing assistance to county assessors, the Division of Property Taxation activities are divided into several sections:

- \* Administrative Resources
- \* Appraisal Standards
- \* Exemptions
- \* State Assessed Properties

### Colorado Property Tax Values for 2007

The Colorado property tax system provides revenue exclusively for local government services. The largest share of property tax revenue (51.0 percent for tax year 2006) goes to support the state's public schools. County governments claim the next largest share (25.3 percent), followed by special districts (17.4 percent), municipal governments (5.2 percent), and junior colleges (1.1 percent).

The authority for property taxation is both constitutional and statutory. Article X of the Colorado Constitution provides that all property is taxable unless declared exempt by the Constitution, and that the actual value of taxable property shall be determined under the general laws to secure just and equalized valuations. The specific statutes pertaining to property taxation are found in Title 39, Articles 1 through 14, Colorado Revised Statutes.

Under the general laws of Colorado, county assessors are required to value all taxable property within their territorial jurisdictions. The State Board of Equalization has supervision over the administration of all laws concerning the valuation and assessment of taxable property and the levying of property taxes.

## Classification and Valuation

Every county assessor lists and classifies property based on each property's characteristics and usage as of January 1 of each year. The classification determines the methodologies used to value the property, the frequency with which it is re-valued, and the assessment rate. With the exception of residential property and vacant land, each property class is comprised of a mixture of real property and business personal property. For 2007, business personal property accounted for 11.65 percent of Colorado's total assessed value.

For real property classified as vacant land, residential, commercial, industrial, and agricultural, the assessor establishes the "actual value" every two years to a new level of value and appraisal date. For assessment years 2007 and 2008, the appraisal date is June 30, 2006. With the exception of agricultural land, these actual values are market value estimates. Agricultural land is valued according to a statutory formula that results in actual values that are generally a small fraction of market values. Producing mines and natural resources, oil and gas leaseholds and land, state assessed property, and taxable personal property, are valued every year.

Only a portion of the actual value of each property is subject to taxation. That portion, known as the "assessed value," is a percentage of the property's actual value. The assessment percentage for each class of property is listed below:

<u>Property Class</u>	<u>Assessment Rate</u>
Vacant land	29%
Residential	7.96%, adjusted biennially
Commercial	29%
Industrial	29%
Agricultural	29%
Natural resources	29%
Producing mines	25% Gross/100% Net, whichever is greater
Oil and gas	87.5% Primary; 75% Secondary/Tertiary
State assessed	29%
Exempt	According to use

**Note:** All taxable personal property is assessed at 29%.

### Value Change for 2007

The tables at the back of this report list the 2007 county assessed values of each taxable property class and changes to these values for 2007. Statewide, the total assessed value of taxable property increased 14.2 percent, from \$74,549,449,000 in 2006 to \$85,147,187,000 in 2007. The increase resulted primarily from increases to three classes of property; residential property increased by 14.5 percent, commercial property increased by 18.8 percent, and vacant land increased by 30.1 percent. In general, sharp increases were experienced by many of the mountain and western slope counties, modest increases occurred along most of the Front Range, and the smallest changes occurred in the eastern plains counties.

# Division of Housing

Division Director: Kathi Williams

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## Colorado Department of Local Affairs

The **Division of Housing (DOH)** focuses on the development of needs assessments and community/regional strategic plans for affordable housing throughout the state. This focus will assist in resource allocation and local investment in options that address needs that respect the role of the market in housing alternatives for Coloradans. The Division partners with local governments, non-profits and the private sector to increase and maintain Colorado's affordable housing stock.

### Project Highlights

The Division provided \$245,170 for the renovation of the Mariposa House in Denver for the Empowerment Program. The Division's funding was specifically used to repair and rehabilitate the house, as well as replace some appliances, add a swamp cooler, do corrective landscaping to prevent flooding damage during rainstorms, and provide a small reserve fund. This project is the latest residential property acquired by the Empowerment Program to provide low income women (30 percent AMI) who face multiple barriers in their lives with safe housing and services. The house is a 16-unit, 20-bed, single room occupancy facility. The women served by the Empowerment Program represent an important and growing problem within the community. Homeless and low income women living in poverty are served by the Empowerment Program for problems with addictions, mental illnesses, and abusive relationships. The house is located along a major bus route and is within a block of grocery, pharmacy and food and retail establishments. The Division's funds were leveraged nearly 4 times with other funding for a total project cost of \$974,958.



DOH received an additional appropriation of \$123,324 from the State last year. These funds were used in conjunction with other Division funds in the amount of \$192,939 to support the creation of seventeen (17) housing units for chronically homeless, extremely low-income seniors (30 percent of Area Median Income or less) in the downtown Denver area through a unique leasing arrangement with Senior Support Services, a Denver non-profit organization. The Division's funds were leveraged with \$336,000 from the Denver's Road Home program for this

project, along with rent concessions from the private sector property owner. The building was an unoccupied former hotel.

### The Foreclosure Hotline

(1-877-601-HOPE) was launched in October of 2006, as a result of a collaborative effort between the Division of Housing and various other partnering organizations. The Hotline now resides with Brothers Redevelopment, a non profit organization but the Division remains actively involved as a partner in this vital organization. Since its inception, the Foreclosure Hotline has received more than 26,457 calls. This is an average of 75 calls per day. The Hotline received twice as many calls during December of 2007 as during December of 2006.

### Helping Families Facing Foreclosure

It is estimated that, as of the end of 2007, the Foreclosure Hotline network has helped 5,600 Colorado families avoid foreclosure. To put this into perspective, there were approximately 24,000 foreclosure sales at auction in 2007. This means that 24,000 separate households were evicted from their homes following foreclosure. Without the Foreclosure Hotline, the number of households would have been almost 30,000.

The Foreclosure Hotline provides a mechanism for a homeowner to contact a foreclosure counselor. If a homeowner meets with a counselor, they have an 80 percent chance of avoiding foreclosure. The greatest challenge lies in convincing callers to actually meet with counselors. Many refuse to meet with anyone, and many will make appointments they do not keep.

### Colorado Foreclosure Hotline a National Model

Colorado's model of locally-based counseling is one of the best working models in the nation. According to a study by PolicyLab for the Fannie Mae Foundation (J. Michael Collins, Rochelle Nawrocki Gorey, June 2005): "By referring troubled borrowers to a physical office...service providers can build a relationship with the borrower that lenders lack. Having a local presence also provides additional information about the property and neighborhood that a lender or counselor cannot assess over the telephone. A local presence can also increase contact rates..." The researchers concluded that "[t]he more serious the financial crisis a borrower faces, and the more time that has passed in the delinquency, the more important locally-based services become." At the September 21, 2007 meeting at the Federal Reserve between national lenders and the foreclosure hotline network: Linda Tinney of US Bank and the Federal Reserve System's Consumer Advisory Council noted: "We serve states where there's only the national hotline. I can tell you that there's more impact in Colorado because of the personal nature of the hotline."

### Foreclosure Hotline Success Stories

The Foreclosure Hotline has had a positive impact on several Coloradoans. Ms. Pam Kent, a 58 year old Colorado resident was featured on NBC Nightly News on August 23, 2007. Ms. Kent initially called the Hotline after her adjustable rate mortgage adjusted up, and she was no longer able to make payments. A Hotline counselor assisted Ms. Kent in contacting the mortgage company and in preparation for a rare “120 hearing” which resulted in Ms. Kent successfully showing that her mortgage company had not been responsive to Ms. Kent’s attempts to gain a loan modification. The mortgage company was ordered to work with Ms. Kent, and with assistance from the Hotline, she was able to secure a loan modification and continues to live in her home today.

Another success story is that of Mr. and Mrs. Emilio Gutierrez, Thornton-area residents, who were featured in the June 28, 2007, issue of the Denver Post and on 9News on June 27, 2007. After getting behind on payments due to a variety of factors, the Gutierrez’s called the Colorado Foreclosure Hotline and was connected with the Adams County Housing Authority, a member agency of the Hotline. The Gutierrez’s shares a duplex with their daughter, and a foreclosure would have resulted in their daughter losing her home as well. Working with the Adams County Housing Authority, the Gutierrez’s were able to radically modify their household budget and work out a repayment plan with Countrywide Home Loans to pay off all of their missed payments. As of August 2007, the Gutierrez’s were current on their loan.

# Division of Local Government

Division Director: Tony Hernandez

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## Colorado Department of Local Affairs

The **Division of Local Government (DLG)** was created in 1966, as a recommendation of the Governor's Local Affairs Study Commission, to:

- Provide technical assistance and information to local governments on available federal and state programs and act as a liaison with other state agencies concerned with local governments.
- Be a source of information to the Governor and General Assembly on local government needs and problems.
- Perform research on local government issues.

Through its statutory duties, the Division of Local Government (DLG) helps ensure local governments have the tools they need to provide high quality services to their citizens.

### Financial Assistance

Provided for a variety of community and infrastructure development needs through the following programs:

- Energy and Mineral Impact Assistance Fund (EIAF)
- Conservation Trust Fund (CTF)
- Waste Tire Grants (Waste Tire Disposal and Recycling)
- Community Development Block Grants (CDBG)
- Community Services Block Grants (CSBG)
- Search and Rescue Fund (SAR)
- Local Government Limited Gaming Impact Program (LGLGI)

### Technical Assistance

Training, data, information and services are provided to municipalities, counties, and special districts on a variety of key issues including budgeting, financial management, special district elections and drinking water and wastewater systems.

- Demography
- State GIS Coordinator
- Office of Smart Growth (OSG)

### Improvements to the Energy and Mineral Impact Assistance Program

DLG is revising its Energy and Mineral Grants Programs to better meet the needs of communities. The Grants Programs will be divided into three (3) categories; small, medium and large. Matching contributions by the applicants will be required based on their ability to pay.

- Small grants will be available for projects up to \$200,000 and will be administratively approved by the department's Executive Director following an evaluation of the grant criteria by the Impact Advisory Committee. The Impact Advisory Committee will be notified of these awards. These grant funds will be available to local units of government three or four times per year.
- The medium grant program will be for projects between \$200,000 and \$2,000,000. The Advisory Committee will recommend project awards to the Executive Director for final consideration based on funding criteria developed to evaluate project significance. This funding cycle will be twice per year.
- The large grants program is designed to support projects that are regional or multi-jurisdictional in nature. Grant awards will be in the range of \$2,000,000 to \$10,000,000. This program will be available once per year. The new small and medium grant programs will be "rolled out" during the summer of 2008. The large grant program will be "rolled out" during the summer of 2009.

### Energy and Mineral Impact Assistance Fund - Project Highlights

The Division has funded a variety of projects throughout the state that address life-cycle, social and economic needs within communities impacted by energy and mineral production. Examples of projects include:

- **Delta County School District VoTech**  
The entire North Fork Valley region has a coal mining employment base of nearly 800 workers that will directly benefit from this project. Training programs, including mine safety classes, are critical to the viability of the local workforce. Mining companies provided financial support for a significant share of the project's cost. The general public will also benefit from the other curriculum offered at the facility where approximately 900 students attend classes annually. The building also serves as a community center when formal classes are not in session. Maintaining this building and improving its utility will enhance the

quality of life for many Paonia residents and for hundreds of residents throughout the North Fork Valley area. The grant of \$408,846 was leveraged to a total investment of \$628,846.

- **Rio Blanco County Road 7 Overlay Project**

This project involves the paving of a 3.7 mile stretch on County Road 7. This section of road improvement work will complete a 2-year paving cycle for the entire length of the 15.65 mile road. In addition to paving, the county has taken the initiative to institute a heavy load management system to protect road surfaces. The system consists of installing underground probes at strategic locations to provide temperature and soil condition information during critical freeze-thaw periods. This data allows the county to manage heavy load traffic appropriately to protect the financial investment in maintaining the road surface.

Rio Blanco County is experiencing significant oil and gas exploration activity in the vicinity of the Piceance Basin. County Road 7 experiences a large amount of heavy traffic due to natural gas exploration and production activities. Contributions from industry to support this project amounted to \$150,000. The balance of the matching funds was derived from cash and in-kind contributions from Rio Blanco County. The grant award of \$634,123 was leveraged to a total investment of \$1,250,000 for this project.

County Road 7 is also used by residents of the county who are not associated with the natural gas development industry. Since the project improvements are designed primarily to keep the road safe, these individuals also benefit from the investment of state grant dollars.

- **Bayfield Sanitation**

Bayfield Sanitation District received funding toward the construction of a new mechanical wastewater treatment plant. This new plant will meet Colorado Department of Health and Environment discharge standards and will provide the community with a system that can accommodate future growth.

Growth in the energy industry has resulted in population growth in the Town of Bayfield and placed a greater demand on town services and facilities. Bayfield is located in the San Juan Basin coal-bed methane gas fields. The grant multiple awards of \$1,412,909 were leveraged for a total investment of \$6.2 Million for this project.

- **Trinidad Elm Street Road Improvements**

This project consists of realigning and extending Elm Street in Downtown Trinidad to relieve congestion on Main Street, which is substantially impacted by increased heavy truck traffic as a result of the energy development occurring in Las Animas County. The project has been designed to be consistent with other street improvement projects in Trinidad's downtown that retain the city's historic character, utilizing brick street surfaces with decorative lighting, while including modern underground utilities and drainage improvements. The grant award of \$812,533 was leveraged for a total investment of \$1,625,066 for this project.

Trinidad has been impacted historically by the boom/bust cycles of energy development from the region's coal industry, which was driven by the CF&I Steel Mill in Pueblo beginning in the 1870s.

# Division of Emergency Management

Division Director: Hans Kallam

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## Colorado Department of Local Affairs

The **Division of Emergency Management (DEM)** provides assistance to local governments in emergency preparedness and response and currently manages the Homeland Security Grants program. The Division is responsible for the state's comprehensive emergency management program which supports local and state agencies. Activities and services cover the four phases of emergency management: **Preparedness, Prevention, Response, and Recovery** for disasters such as flooding, tornadoes, wildfire, hazardous materials incidents and acts of terrorism.

### Holly Tornado Response

On the evening of March 28, 2007, an F3 tornado (in excess of 158mph winds) struck the Town of Holly, and surrounding areas of Prowers County. The results of this tornado were one death, eight major injuries (requiring hospitalization), 48 destroyed or severely damaged structures, and 114 other structures receiving lesser damage. Disruption of electrical power, telecommunications, and the water system also occurred.



Unified Command was established between the Prowers County Sheriff, Colorado Division of Emergency Management, and Colorado State Patrol. The initial objectives were: life safety of the citizens and responders; restoration of the Town's infrastructure; evaluation of environmental issues; and meeting immediate needs of displaced persons. Mutual aid was requested from surrounding jurisdictions which was sufficient to deal with response and recovery operations.

Because of the Dec 20-22, 2006, and Dec 28-Jan 5, 2007, blizzards that hit the Southeast Region as well as this tornado, the Colorado Division of Mental Health was requested to work with its network of mental health professionals to provide counseling assistance to the Town's residents.

Gov. Ritter declared Holly a state disaster area on April 2.

On April 3, Gov. Bill Ritter issued an executive order authorizing up to \$1 million in state funds for tornado-recovery efforts in Holly and Prowers County. The funds covered emergency costs associated with providing temporary housing, mental-health services, infrastructure repairs and other needs.



DEM, in partnership with local, state and federal government, as well as other response agencies, worked to meet the community's needs through a wide variety of recovery efforts including equipment, professional services,

temporary housing, infrastructure and other forms of assistance.

#### Summary of State Disaster Fund Costs to Date

Rental space for trailers: \$5,223

Insurance on trailers: \$12,570

Trailer hauling and repair: \$182,395

Supplies and Equip for trailer prep/stairs etc.: \$41,546

Grant to Holly - Water system repair: \$20,162

Grant to Holly - Match to EMPG funded warning sirens: \$1,870

Grant to Holly - Housing Coordinator and other extraordinary costs: \$85,728

Total Disaster fund payments to or on behalf of Holly: \$349,494

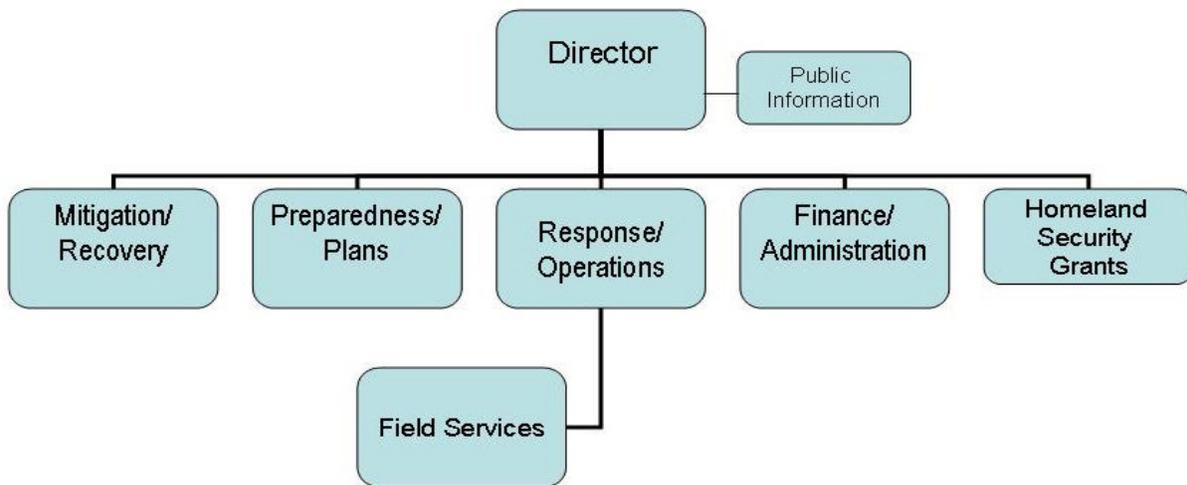
Emergency Management Preparedness Grant to Holly for warning siren replacement/upgrade: \$19,181

## DEM Reorganization

DEM is currently undergoing a reorganization to better support its mission:

*To provide and coordinate preparedness, prevention/mitigation, response, and recovery programs necessary to protect people, property, and the environment from major emergencies and disasters, including providing financial and technical assistance to local governments.*

To this end, the reorganization will align more closely with the four phases of emergency management: Mitigation/Recovery, Preparedness/Plans, Response/Operations.



## Homeland Security Senior Advisory Committee

The Homeland Security and All-Hazards Senior Advisory Committee was created to protect and improve the health and safety of the citizens of the State of Colorado and to review and make recommendations to the Governor concerning any state policy or practice which might improve such health and safety.

The SAC has broad-based representation consisting of a variety of state agencies that address preparedness and response at the state level.

The SAC is directed to meet quarterly and provide the following reports to the Governor:

- 1) Quarterly progress reports
- 2) An annual review, with recommendations, of the state's annual homeland security strategy
- 3) Recommendations for funding requests from state government agencies for homeland security grant resources

The senior advisory committee has formally identified a group of subject matter experts from state government agencies, creating a panel of knowledgeable authorities capable of providing a complete understanding of the state's accomplishments and issues for each stated strategic goal and objective.

The committee was heavily involved in the 2007 grant process and is currently working on the 2008 Homeland Security State Strategy.

# Appendix A

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## Division of Property Taxation Tables

### Description of Property Taxation Tables:

- Table 1: 2007 assessed values for each taxable class of property
- Table 2: Dollar change in assessed value from 2006 – 2007
- Table 3: Percentage change in assessed value from 2006 to 2007
- Table 4: Percentage change in assessed valued arrayed from the largest increase to largest decrease

**TABLE #1 - TAXABLE ASSESSED VALUES FOR 2007**

County	Vacant Land	Residential	Commercial	Industrial	Agricultural	Natural Resources	Producing Mines	Oil and Gas	State Assessed	Grand Total
Adams	209,335,890	2,136,421,180	1,492,230,990	283,223,910	18,667,190	8,926,540	0	58,139,700	317,114,600	4,524,060,000
Alamosa	13,256,190	43,989,700	43,731,810	1,043,720	15,386,090	128,950	0	0	10,950,790	128,487,250
Arapahoe	290,286,750	4,150,158,740	2,881,805,140	37,866,860	10,090,080	1,213,580	0	5,273,880	309,434,600	7,686,129,630
Archuleta	127,148,843	147,711,828	49,072,135	1,625,398	5,761,834	602,372	0	13,479,505	10,542,400	355,944,315
Baca	291,057	6,219,268	4,781,823	409,657	15,672,764	1,239,191	0	10,127,388	30,975,300	69,716,448
Bent	417,284	7,698,196	9,560,640	285,492	16,842,794	691,564	0	2,414,519	16,873,200	54,783,689
Boulder	201,615,840	3,042,062,070	1,638,123,120	518,541,960	9,257,040	2,716,490	25,060	18,923,750	143,040,400	5,574,305,730
Broomfield	56,891,210	401,630,866	423,879,800	85,593,230	415,790	10,740	0	5,811,530	54,561,600	1,028,794,766
Chaffee	71,212,050	150,415,080	77,725,990	7,001,350	4,506,480	3,959,630	0	0	14,049,900	328,870,480
Cheyenne	238,811	3,368,017	3,367,816	1,694,744	15,020,144	1,997,242	0	106,580,598	12,597,100	144,864,472
Clear Creek	28,655,060	99,594,300	28,742,960	306,060	98,980	4,382,270	178,893,630	0	15,309,600	355,982,860
Conejos	8,598,208	22,997,881	4,098,837	641,461	7,980,483	53,798	0	0	3,753,700	48,124,368
Costilla	95,758,961	8,522,506	2,851,379	476,268	2,859,682	316,659	0	0	4,626,282	115,411,737
Crowley	230,670	5,743,663	21,069,365	14,500	3,978,407	366,415	0	0	3,585,700	34,988,720
Custer	25,223,340	45,071,420	7,953,060	187,580	5,248,350	611,020	0	0	3,703,700	87,998,470
Delta	21,324,520	144,422,280	58,364,390	3,543,490	11,934,420	36,987,180	0	844,650	23,144,800	300,565,730
Denver	198,989,170	4,395,297,930	5,031,575,460	246,847,550	112,640	0	0	1,301,280	783,280,800	10,657,404,830
Dolores	8,660,852	10,063,604	4,066,621	137,541	2,453,475	617,221	0	14,767,457	11,318,200	52,084,971
Douglas	334,701,420	2,649,807,160	1,352,317,810	58,672,930	18,596,350	380,290	0	0	137,184,200	4,551,660,160
Eagle	355,819,470	2,018,655,620	721,344,330	13,845,820	5,324,440	1,463,490	80,750	0	56,538,200	3,173,072,120
El Paso	419,520,310	3,468,628,570	1,999,799,800	308,451,050	15,216,250	7,956,140	0	0	254,953,300	6,474,525,420
Elbert	29,376,940	186,271,120	24,035,220	1,595,940	15,007,240	1,236,490	0	2,605,620	15,409,400	275,537,970
Fremont	49,758,580	179,083,150	74,313,990	88,915,930	5,637,560	6,282,020	0	2,353,530	23,449,800	429,794,560
Garfield	177,214,170	445,051,030	288,765,910	9,727,070	8,962,320	4,422,110	70,650	1,867,052,350	56,637,900	2,857,903,510
Gilpin	56,698,430	54,714,490	217,817,100	154,020	337,500	11,190,370	2,550	0	5,865,590	346,780,050
Grand	195,236,920	375,359,700	90,980,110	58,326,970	6,533,080	330,220	50,372,970	0	27,060,600	804,200,570
Gunnison	237,408,600	315,813,110	118,805,610	3,264,110	7,329,320	75,922,590	196,840	795,060	11,081,800	770,617,040
Hinsdale	16,987,820	22,565,230	7,774,000	180,010	514,740	1,234,770	2,113,620	0	789,580	52,159,770
Huerfano	19,016,065	34,051,988	19,977,798	307,323	6,519,446	480,488	0	16,244,268	17,408,631	114,006,007
Jackson	1,716,380	8,582,770	3,342,858	1,091,970	9,381,931	142,689	0	5,225,200	2,270,000	31,753,798
Jefferson	260,658,020	4,290,559,020	2,259,899,730	219,029,970	10,185,930	4,667,740	4,318,370	0	242,326,400	7,291,645,180
Kiowa	78,230	1,827,830	1,048,370	0	12,934,850	1,182,490	0	11,707,260	4,321,800	33,100,830
Kit Carson	953,709	19,406,403	28,780,781	1,252,147	35,809,577	1,012,706	0	2,676,879	18,625,100	108,517,302
La Plata	230,058,020	546,642,460	368,804,960	46,303,540	12,666,140	4,909,060	0	1,597,383,850	68,436,900	2,875,204,930

**TABLE #1 - TAXABLE ASSESSED VALUES FOR 2007**

<b>County</b>	<b>Vacant Land</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>	<b>Natural Resources</b>	<b>Producing Mines</b>	<b>Oil and Gas</b>	<b>State Assessed</b>	<b>Grand Total</b>
Lake	21,559,001	42,608,149	10,759,946	591,191	178,374	1,497,270	7,989,035	0	9,309,000	94,491,966
Larimer	285,236,090	2,113,806,310	1,170,802,380	294,316,670	18,737,680	5,728,400	0	5,563,368	92,794,800	3,986,985,698
Las Animas	22,133,990	52,099,600	29,764,600	2,245,280	15,185,610	2,255,390	0	441,005,390	56,062,700	620,752,560
Lincoln	1,502,854	11,527,155	12,857,383	524,973	14,894,950	1,641,015	0	4,576,511	22,617,100	70,141,941
Logan	2,976,950	56,098,620	43,008,100	14,877,350	28,448,370	362,170	0	10,325,490	46,428,800	202,525,850
Mesa	124,300,030	829,810,890	525,977,720	85,417,050	21,072,510	1,751,250	0	96,322,080	97,431,300	1,782,082,830
Mineral	7,547,340	13,654,300	6,102,420	138,130	881,780	371,540	0	0	987,200	29,682,710
Moffat	9,801,480	52,255,990	29,875,700	2,149,130	7,107,270	63,444,220	0	112,615,630	196,645,100	473,894,520
Montezuma	36,928,220	106,866,270	62,410,280	8,655,600	11,051,430	1,475,810	0	189,116,000	36,703,600	453,207,210
Montrose	67,896,230	235,164,270	146,373,320	26,189,070	17,658,600	4,543,430	209,860	0	55,388,200	553,422,980
Morgan	6,047,880	89,182,380	57,948,100	48,569,610	31,086,300	114,140	0	6,542,030	139,264,100	378,754,540
Otero	1,536,992	42,280,359	26,781,439	5,396,705	15,437,823	247,383	0	0	23,154,400	114,835,101
Ouray	70,296,030	78,479,600	33,214,840	1,053,410	3,097,130	2,728,650	0	0	5,583,200	194,452,860
Park	153,678,870	207,391,250	27,281,148	663,386	5,511,910	4,032,438	33,316	0	14,396,700	412,989,018
Phillips	327,770	13,187,800	10,058,190	158,840	18,204,980	322,490	0	2,828,370	3,032,700	48,121,140
Pitkin	317,280,090	1,844,508,320	530,397,450	700,900	4,845,630	6,125,780	0	0	23,305,200	2,727,163,370
Prowers	917,500	23,860,190	23,583,600	1,874,540	25,670,670	1,253,400	0	3,865,800	43,989,300	125,015,000
Pueblo	78,513,290	611,629,110	271,237,980	116,620,330	10,445,250	3,507,300	0	0	125,653,600	1,217,606,860
Rio Blanco	5,368,070	29,012,350	20,201,554	23,546,693	7,117,230	27,612,464	0	548,344,581	59,583,000	720,785,942
Rio Grande	37,250,890	64,009,710	42,072,771	1,443,746	16,495,620	345,583	0	0	9,597,870	171,216,190
Routt	186,408,610	520,649,920	240,513,720	7,290,470	17,087,980	34,947,560	0	6,338,890	81,385,700	1,094,622,850
Saguache	16,976,100	16,076,570	5,481,900	316,940	11,907,400	1,209,330	0	0	5,159,700	57,127,940
San Juan	18,776,880	13,400,050	10,456,350	656,010	2,490	9,587,650	0	0	2,237,700	55,117,130
San Miguel	230,617,880	421,860,510	121,311,560	4,261,760	6,853,590	2,913,820	280	100,418,330	13,620,380	901,858,110
Sedgwick	83,720	5,141,300	3,005,750	221,290	13,194,040	120,360	0	649,460	10,332,300	32,748,220
Summit	239,502,034	949,698,396	338,889,212	6,959,134	1,130,261	1,584,946	0	0	27,662,800	1,565,426,783
Teller	85,046,870	196,087,850	98,763,650	4,398,320	1,588,000	2,898,220	45,909,820	0	14,385,759	449,078,489
Washington	236,394	10,291,005	4,044,211	187,414	29,504,229	1,244,681	0	44,201,478	21,215,200	110,924,612
Weld	136,561,520	1,216,058,280	632,688,310	211,054,950	94,774,570	14,419,720	0	1,744,572,440	412,858,600	4,462,988,390
Yuma	804,530	26,171,380	21,719,010	4,432,400	53,815,670	854,390	0	162,763,890	29,607,700	300,168,970
<b>Total</b>	<b>5,909,451,895</b>	<b>39,331,276,064</b>	<b>23,918,392,307</b>	<b>2,875,470,863</b>	<b>820,230,664</b>	<b>386,775,325</b>	<b>290,216,751</b>	<b>7,223,758,012</b>	<b>4,391,615,582</b>	<b>85,147,187,463</b>

**TABLE #2 - CHANGE IN ASSESSED VALUES FROM 2006 TO 2007**

<b>County</b>	<b>Vacant Land</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>	<b>Natural Resources</b>	<b>Producing Mines</b>	<b>Oil and Gas</b>	<b>State Assessed</b>	<b>Grand Total</b>
Adams	13,324,640	46,396,510	111,400,800	92,211,650	412,120	1,897,490	0	-3,695,750	15,115,500	277,062,960
Alamosa	960,260	7,644,970	3,348,450	341,300	22,850	-7,490	0	0	674,390	12,984,730
Arapahoe	38,222,020	356,183,520	331,876,260	1,617,970	699,330	100,810	0	-557,250	36,935,900	765,078,560
Archuleta	56,036,100	43,558,930	5,605,851	98,876	496,540	290,673	0	2,611,846	-65,700	108,633,116
Baca	6,468	531,969	75,993	25,974	10,900	-17,964	0	-1,298,595	3,553,200	2,887,945
Bent	1,011	29,267	137,160	-21	196,216	18,625	0	-491,654	1,366,200	1,256,804
Boulder	12,728,560	290,478,494	182,054,780	47,030,070	968,700	-232,840	-1,420	-1,496,390	11,635,300	543,165,254
Broomfield	10,754,280	49,764,762	42,356,710	-198,060	-2,920	650	0	-1,192,620	5,138,900	106,621,702
Chaffee	9,981,850	16,974,370	4,317,080	96,630	273,600	724,240	0	0	1,180,800	33,548,570
Cheyenne	20,044	63,540	-646,018	-40,777	-1,531,042	322,359	0	6,509,672	1,195,600	5,893,378
Clear Creek	4,197,450	7,640,700	3,848,170	42,810	13,360	-115,430	90,081,180	0	462,400	106,170,640
Conejos	845,794	1,964,267	304,009	-55,888	-223,978	4,197	0	0	130,500	2,968,901
Costilla	45,375,686	962,409	246,753	-154,868	-4,282,459	-3,617	0	0	337,148	42,481,052
Crowley	16,750	189,903	1,879,776	0	-46,721	-7,210	0	0	-109,000	1,923,498
Custer	4,107,350	5,646,080	165,590	-6,570	426,460	13,510	0	0	77,700	10,430,120
Delta	4,801,050	29,651,320	10,647,740	782,060	2,596,690	2,015,100	0	-738,750	553,100	50,308,310
Denver	34,910,860	465,096,900	1,058,791,410	17,330,470	63,770	0	0	327,400	32,299,890	1,608,820,700
Dolores	3,439,913	2,549,059	736,154	28,912	-769,723	369,448	0	3,184,212	1,073,099	10,611,074
Douglas	68,289,440	258,964,190	118,568,160	9,020,150	3,786,350	-70,130	0	0	21,930,700	480,488,860
Eagle	114,199,740	612,671,520	154,820,160	-80,580	515,040	197,590	-110	0	5,507,400	887,830,760
El Paso	86,927,650	443,219,330	231,766,540	6,448,370	710,450	-72,200	0	0	7,429,500	776,429,640
Elbert	2,737,470	16,590,530	2,241,030	191,770	-449,450	-160,180	0	129,280	-1,034,200	20,246,250
Fremont	11,484,131	21,925,599	7,572,265	11,352,252	163,238	916,675	0	689,958	2,227,800	56,331,918
Garfield	41,808,450	83,472,520	47,425,640	800,900	-456,800	757,550	56,940	121,788,990	4,766,000	300,420,190
Gilpin	4,386,930	1,829,880	22,963,090	-9,090	73,130	2,156,860	-60	0	419,390	31,820,130
Grand	37,878,100	77,229,800	12,068,910	42,004,710	202,470	-14,190	22,448,720	0	1,538,000	193,356,520
Gunnison	110,557,540	109,906,670	29,061,990	931,460	664,460	7,514,920	-650	495,210	1,627,400	260,759,000
Hinsdale	3,668,930	5,646,880	55,530	-4,230	28,180	205,860	-324,490	0	70,980	9,347,640
Huerfano	5,084,499	4,712,302	819,710	1,647	416,199	33,154	0	6,207,259	1,502,631	18,777,401
Jackson	-36,936	315,440	315,383	146,286	385,427	-11,800	0	1,084,768	88,800	2,287,368
Jefferson	47,646,870	295,243,530	489,270,830	-264,536,290	966,360	-3,835,380	4,318,370	0	11,813,230	580,887,520
Kiowa	27,260	2,140	-7,050	0	-891,360	6,230	0	395,560	178,600	-288,620
Kit Carson	49,033	230,916	5,433,415	222,373	590,704	-24,219	0	162,150	1,606,400	8,270,772

**TABLE #2 - CHANGE IN ASSESSED VALUES FROM 2006 TO 2007**

<b>County</b>	<b>Vacant Land</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>	<b>Natural Resources</b>	<b>Producing Mines</b>	<b>Oil and Gas</b>	<b>State Assessed</b>	<b>Grand Total</b>
La Plata	64,513,700	110,345,780	79,173,720	-4,577,470	-335,630	1,144,220	0	-384,935,230	6,684,200	-127,986,710
Lake	4,450,476	5,141,322	297,295	-120,024	-83,170	-17,039	-360,904	0	320,309	9,628,265
Larimer	48,407,470	115,322,920	190,557,140	29,182,380	1,463,730	605,120	0	548,312	12,756,100	398,843,172
Las Animas	13,616,070	5,744,950	3,029,340	-193,990	584,160	108,430	0	-62,559,150	7,936,000	-31,734,190
Lincoln	194,500	595,586	535,879	91,919	-2,234,186	28,236	0	384,103	1,343,300	939,337
Logan	642,270	2,391,770	869,760	2,062,390	-1,054,230	-70,930	0	1,423,560	5,935,100	12,199,690
Mesa	43,188,420	183,906,490	153,318,570	27,232,630	653,680	-9,070	0	35,541,660	9,277,300	453,109,680
Mineral	1,238,110	1,951,640	1,677,950	23,980	59,260	7,800	0	0	18,800	4,977,540
Moffat	3,754,030	10,619,020	5,096,730	913,810	-30,440	10,505,930	0	-7,030,570	33,335,500	57,164,010
Montezuma	15,913,890	13,925,170	7,390,760	1,176,730	-10,430	55,030	0	43,427,810	2,356,600	84,235,560
Montrose	20,673,550	56,792,690	33,396,940	6,467,450	142,430	1,428,530	-129,270	0	3,498,800	122,271,120
Morgan	760,060	7,776,650	2,262,050	1,778,450	-3,024,210	-138,830	0	584,140	1,394,000	11,392,310
Otero	-150,594	1,708,444	990,072	-20,162	125,075	19,031	0	0	832,400	3,504,266
Ouray	24,954,130	17,580,310	6,820,650	-6,520	-32,600	-86,020	0	0	507,230	49,737,180
Park	21,875,360	23,185,480	5,239,822	121,362	508,890	1,262,307	-31,006	0	3,242,700	55,404,915
Phillips	71,640	691,120	770,660	8,010	-334,810	7,800	0	-258,400	181,200	1,137,220
Pitkin	88,128,910	569,457,190	128,066,390	135,810	6,620	398,930	0	0	6,882,800	793,076,650
Prowers	-280	709,810	-260,760	-97,400	-440,800	-20,300	0	76,790	652,500	619,560
Pueblo	18,152,730	71,058,070	24,701,270	8,561,060	-287,570	1,833,000	0	0	7,370,900	131,389,460
Rio Blanco	-1,720,270	5,080,630	3,566,124	-4,039,267	-146,210	647,444	0	114,769,951	24,883,930	143,042,332
Rio Grande	13,485,310	14,323,260	3,143,081	-58,144	474,440	-17,997	0	0	1,089,370	32,439,320
Routt	75,250,930	129,815,080	67,236,870	1,869,900	1,169,200	2,869,270	0	1,150,520	2,270,500	281,632,270
Saguache	4,751,991	2,182,001	418,878	92,198	-504,393	210,455	0	0	-36,500	7,114,630
San Juan	5,928,280	3,509,100	1,955,060	110,570	-200	2,662,060	0	0	335,400	14,500,270
San Miguel	28,797,530	81,224,770	17,420,880	94,540	265,820	179,390	280	-8,376,530	1,442,680	121,049,360
Sedgwick	-4,570	309,580	203,220	26,230	-386,210	4,020	0	-160,930	502,200	493,540
Summit	54,812,883	174,524,524	60,430,242	-771,359	101,724	380,336	0	0	1,476,900	290,955,250
Teller	12,448,430	28,560,600	8,223,300	204,130	194,220	774,180	875,660	0	1,749,159	53,029,679
Washington	-4,545	190,563	4,504	37,282	-3,205,991	-80,994	0	417,900	1,776,400	-864,881
Weld	28,279,710	83,057,890	92,597,400	28,618,750	3,013,630	4,361,870	0	8,372,990	26,540,700	274,842,940
Yuma	90,100	2,096,620	3,194,700	4,184,470	-1,403,890	-6,980	0	16,861,260	6,765,400	31,781,680
<b>Total</b>	<b>1,366,939,414</b>	<b>4,981,067,247</b>	<b>3,781,850,768</b>	<b>68,749,981</b>	<b>1,276,000</b>	<b>42,018,520</b>	<b>116,933,240</b>	<b>-105,646,518</b>	<b>344,549,436</b>	<b>10,597,738,088</b>

**TABLE #3 - PERCENTAGE CHANGE IN ASSESSED VALUES FROM 2006 TO 2007**

County	Vacant Land	Residential	Commercial	Industrial	Agricultural	Natural Resources	Producing Mines	Oil & Gas	State Assessed	Grand Total
Adams	6.8%	2.2%	8.1%	48.3%	2.3%	27.0%		-6.0%	5.0%	6.5%
Alamosa	7.8%	21.0%	8.3%	48.6%	0.1%	-5.5%			6.6%	11.2%
Arapahoe	15.2%	9.4%	13.0%	4.5%	7.4%	9.1%		-9.6%	13.6%	11.1%
Archuleta	78.8%	41.8%	12.9%	6.5%	9.4%	93.3%		24.0%	-0.6%	43.9%
Baca	2.3%	9.4%	1.6%	6.8%	0.1%	-1.4%		-11.4%	13.0%	4.3%
Bent	0.2%	0.4%	1.5%	0.0%	1.2%	2.8%		-16.9%	8.8%	2.3%
Boulder	6.7%	10.6%	12.5%	10.0%	11.7%	-7.9%	-5.4%	-7.3%	8.9%	10.8%
Broomfield	23.3%	14.1%	11.1%	-0.2%	-0.7%	6.4%		-17.0%	10.4%	11.6%
Chaffee	16.3%	12.7%	5.9%	1.4%	6.5%	22.4%			9.2%	11.4%
Cheyenne	9.2%	1.9%	-16.1%	-2.3%	-9.3%	19.2%		6.5%	10.5%	4.2%
Clear Creek	17.2%	8.3%	15.5%	16.3%	15.6%	-2.6%	101.4%		3.1%	42.5%
Conejos	10.9%	9.3%	8.0%	-8.0%	-2.7%	8.5%			3.6%	6.6%
Costilla	90.1%	12.7%	9.5%	-24.5%	-60.0%	-1.1%			7.9%	58.2%
Crowley	7.8%	3.4%	9.8%	0.0%	-1.2%	-1.9%			-3.0%	5.8%
Custer	19.5%	14.3%	2.1%	-3.4%	8.8%	2.3%			2.1%	13.4%
Delta	29.1%	25.8%	22.3%	28.3%	27.8%	5.8%		-46.7%	2.4%	20.1%
Denver	21.3%	11.8%	26.7%	7.6%	130.5%			33.6%	4.3%	17.8%
Dolores	65.9%	33.9%	22.1%	26.6%	-23.9%	149.1%		27.5%	10.5%	25.6%
Douglas	25.6%	10.8%	9.6%	18.2%	25.6%	-15.6%			19.0%	11.8%
Eagle	47.3%	43.6%	27.3%	-0.6%	10.7%	15.6%	-0.1%		10.8%	38.9%
El Paso	26.1%	14.6%	13.1%	2.1%	4.9%	-0.9%			3.0%	13.6%
Elbert	10.3%	9.8%	10.3%	13.7%	-2.9%	-11.5%		5.2%	-6.3%	7.9%
Fremont	30.0%	14.0%	11.3%	14.6%	3.0%	17.1%		41.5%	10.5%	15.1%
Garfield	30.9%	23.1%	19.7%	9.0%	-4.8%	20.7%	415.3%	7.0%	9.2%	11.7%
Gilpin	8.4%	3.5%	11.8%	-5.6%	27.7%	23.9%	-2.3%		7.7%	10.1%
Grand	24.1%	25.9%	15.3%	257.3%	3.2%	-4.1%	80.4%		6.0%	31.7%
Gunnison	87.2%	53.4%	32.4%	39.9%	10.0%	11.0%	-0.3%	165.2%	17.2%	51.1%
Hinsdale	27.5%	33.4%	0.7%	-2.3%	5.8%	20.0%	-13.3%		9.9%	21.8%
Huerfano	36.5%	16.1%	4.3%	0.5%	6.8%	7.4%		61.8%	9.4%	19.7%
Jackson	-2.1%	3.8%	10.4%	15.5%	4.3%	-7.6%		26.2%	4.1%	7.8%
Jefferson	22.4%	7.4%	27.6%	-54.7%	10.5%	-45.1%			5.1%	8.7%
Kiowa	53.5%	0.1%	-0.7%		-6.4%	0.5%		3.5%	4.3%	-0.9%
Kit Carson	5.4%	1.2%	23.3%	21.6%	1.7%	-2.3%		6.4%	9.4%	8.3%

**TABLE #3 - PERCENTAGE CHANGE IN ASSESSED VALUES FROM 2006 TO 2007**

<b>County</b>	<b>Vacant Land</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>	<b>Natural Resources</b>	<b>Producing Mines</b>	<b>Oil &amp; Gas</b>	<b>State Assessed</b>	<b>Grand Total</b>
La Plata	39.0%	25.3%	27.3%	-9.0%	-2.6%	30.4%		-19.4%	10.8%	-4.3%
Lake	26.0%	13.7%	2.8%	-16.9%	-31.8%	-1.1%	-4.3%		3.6%	11.3%
Larimer	20.4%	5.8%	19.4%	11.0%	8.5%	11.8%		10.9%	15.9%	11.1%
Las Animas	159.9%	12.4%	11.3%	-8.0%	4.0%	5.1%		-12.4%	16.5%	-4.9%
Lincoln	14.9%	5.4%	4.3%	21.2%	-13.0%	1.8%		9.2%	6.3%	1.4%
Logan	27.5%	4.5%	2.1%	16.1%	-3.6%	-16.4%		16.0%	14.7%	6.4%
Mesa	53.2%	28.5%	41.1%	46.8%	3.2%	-0.5%		58.5%	10.5%	34.1%
Mineral	19.6%	16.7%	37.9%	21.0%	7.2%	2.1%			1.9%	20.1%
Moffat	62.1%	25.5%	20.6%	74.0%	-0.4%	19.8%		-5.9%	20.4%	13.7%
Montezuma	75.7%	15.0%	13.4%	15.7%	-0.1%	3.9%		29.8%	6.9%	22.8%
Montrose	43.8%	31.8%	29.6%	32.8%	0.8%	45.9%	-38.1%		6.7%	28.4%
Morgan	14.4%	9.6%	4.1%	3.8%	-8.9%	-54.9%		9.8%	1.0%	3.1%
Otero	-8.9%	4.2%	3.8%	-0.4%	0.8%	8.3%			3.7%	3.1%
Ouray	55.0%	28.9%	25.8%	-0.6%	-1.0%	-3.1%			10.0%	34.4%
Park	16.6%	12.6%	23.8%	22.4%	10.2%	45.6%	-48.2%		29.1%	15.5%
Phillips	28.0%	5.5%	8.3%	5.3%	-1.8%	2.5%		-8.4%	6.4%	2.4%
Pitkin	38.5%	44.7%	31.8%	24.0%	0.1%	7.0%			41.9%	41.0%
Prowers	0.0%	3.1%	-1.1%	-4.9%	-1.7%	-1.6%		2.0%	1.5%	0.5%
Pueblo	30.1%	13.1%	10.0%	7.9%	-2.7%	109.5%			6.2%	12.1%
Rio Blanco	-24.3%	21.2%	21.4%	-14.6%	-2.0%	2.4%		26.5%	71.7%	24.8%
Rio Grande	56.7%	28.8%	8.1%	-3.9%	3.0%	-4.9%			12.8%	23.4%
Routt	67.7%	33.2%	38.8%	34.5%	7.3%	8.9%		22.2%	2.9%	34.6%
Saguache	38.9%	15.7%	8.3%	41.0%	-4.1%	21.1%			-0.7%	14.2%
San Juan	46.1%	35.5%	23.0%	20.3%	-7.4%	38.4%			17.6%	35.7%
San Miguel	14.3%	23.8%	16.8%	2.3%	4.0%	6.6%		-7.7%	11.8%	15.5%
Sedgwick	-5.2%	6.4%	7.3%	13.4%	-2.8%	3.5%		-19.9%	5.1%	1.5%
Summit	29.7%	22.5%	21.7%	-10.0%	9.9%	31.6%			5.6%	22.8%
Teller	17.1%	17.0%	9.1%	4.9%	13.9%	36.4%	1.9%		13.8%	13.4%
Washington	-1.9%	1.9%	0.1%	24.8%	-9.8%	-6.1%		1.0%	9.1%	-0.8%
Weld	26.1%	7.3%	17.1%	15.7%	3.3%	43.4%		0.5%	6.9%	6.6%
Yuma	12.6%	8.7%	17.2%	1687.8%	-2.5%	-0.8%		11.6%	29.6%	11.8%
<b>Grand Total</b>	<b>30.1%</b>	<b>14.5%</b>	<b>18.8%</b>	<b>2.4%</b>	<b>0.2%</b>	<b>12.2%</b>	<b>67.5%</b>	<b>-1.4%</b>	<b>8.5%</b>	<b>14.2%</b>

**TABLE #4 - VALUE CHANGES ARRAYED FROM LARGEST PERCENTAGE INCREASE TO LARGEST DECREASE**

County	Vacant Land	Residential	Commercial	Industrial	Agricultural	Natural Resources	Producing Mines	Oil and Gas	State Assessed	Grand Total
Costilla	90.1%	12.7%	9.5%	-24.5%	-60.0%	-1.1%			7.9%	58.2%
Gunnison	87.2%	53.4%	32.4%	39.9%	10.0%	11.0%	-0.3%	165.2%	17.2%	51.1%
Archuleta	78.8%	41.8%	12.9%	6.5%	9.4%	93.3%		24.0%	-0.6%	43.9%
Clear Creek	17.2%	8.3%	15.5%	16.3%	15.6%	-2.6%	101.4%		3.1%	42.5%
Pitkin	38.5%	44.7%	31.8%	24.0%	0.1%	7.0%			41.9%	41.0%
Eagle	47.3%	43.6%	27.3%	-0.6%	10.7%	15.6%	-0.1%		10.8%	38.9%
San Juan	46.1%	35.5%	23.0%	20.3%	-7.4%	38.4%			17.6%	35.7%
Routt	67.7%	33.2%	38.8%	34.5%	7.3%	8.9%		22.2%	2.9%	34.6%
Ouray	55.0%	28.9%	25.8%	-0.6%	-1.0%	-3.1%			10.0%	34.4%
Mesa	53.2%	28.5%	41.1%	46.8%	3.2%	-0.5%		58.5%	10.5%	34.1%
Grand	24.1%	25.9%	15.3%	257.3%	3.2%	-4.1%	80.4%		6.0%	31.7%
Montrose	43.8%	31.8%	29.6%	32.8%	0.8%	45.9%	-38.1%		6.7%	28.4%
Dolores	65.9%	33.9%	22.1%	26.6%	-23.9%	149.1%		27.5%	10.5%	25.6%
Rio Blanco	-24.3%	21.2%	21.4%	-14.6%	-2.0%	2.4%		26.5%	71.7%	24.8%
Rio Grande	56.7%	28.8%	8.1%	-3.9%	3.0%	-4.9%			12.8%	23.4%
Montezuma	75.7%	15.0%	13.4%	15.7%	-0.1%	3.9%		29.8%	6.9%	22.8%
Summit	29.7%	22.5%	21.7%	-10.0%	9.9%	31.6%			5.6%	22.8%
Hinsdale	27.5%	33.4%	0.7%	-2.3%	5.8%	20.0%	-13.3%		9.9%	21.8%
Mineral	19.6%	16.7%	37.9%	21.0%	7.2%	2.1%			1.9%	20.1%
Delta	29.1%	25.8%	22.3%	28.3%	27.8%	5.8%		-46.7%	2.4%	20.1%
Huerfano	36.5%	16.1%	4.3%	0.5%	6.8%	7.4%		61.8%	9.4%	19.7%
Denver	21.3%	11.8%	26.7%	7.6%	130.5%			33.6%	4.3%	17.8%
San Miguel	14.3%	23.8%	16.8%	2.3%	4.0%	6.6%		-7.7%	11.8%	15.5%
Park	16.6%	12.6%	23.8%	22.4%	10.2%	45.6%	-48.2%		29.1%	15.5%
Fremont	30.0%	14.0%	11.3%	14.6%	3.0%	17.1%		41.5%	10.5%	15.1%
Saguache	38.9%	15.7%	8.3%	41.0%	-4.1%	21.1%			-0.7%	14.2%
Moffat	62.1%	25.5%	20.6%	74.0%	-0.4%	19.8%		-5.9%	20.4%	13.7%
El Paso	26.1%	14.6%	13.1%	2.1%	4.9%	-0.9%			3.0%	13.6%
Custer	19.5%	14.3%	2.1%	-3.4%	8.8%	2.3%			2.1%	13.4%
Teller	17.1%	17.0%	9.1%	4.9%	13.9%	36.4%	1.9%		13.8%	13.4%
Pueblo	30.1%	13.1%	10.0%	7.9%	-2.7%	109.5%			6.2%	12.1%
Yuma	12.6%	8.7%	17.2%	1687.8%	-2.5%	-0.8%		11.6%	29.6%	11.8%
Douglas	25.6%	10.8%	9.6%	18.2%	25.6%	-15.6%			19.0%	11.8%

**TABLE #4 - VALUE CHANGES ARRAYED FROM LARGEST PERCENTAGE INCREASE TO LARGEST DECREASE**

County	Vacant Land	Residential	Commercial	Industrial	Agricultural	Natural Resources	Producing Mines	Oil and Gas	State Assessed	Grand Total
Garfield	30.9%	23.1%	19.7%	9.0%	-4.8%	20.7%	415.3%	7.0%	9.2%	11.7%
Broomfield	23.3%	14.1%	11.1%	-0.2%	-0.7%	6.4%		-17.0%	10.4%	11.6%
Chaffee	16.3%	12.7%	5.9%	1.4%	6.5%	22.4%			9.2%	11.4%
Lake	26.0%	13.7%	2.8%	-16.9%	-31.8%	-1.1%	-4.3%		3.6%	11.3%
Alamosa	7.8%	21.0%	8.3%	48.6%	0.1%	-5.5%			6.6%	11.2%
Larimer	20.4%	5.8%	19.4%	11.0%	8.5%	11.8%		10.9%	15.9%	11.1%
Arapahoe	15.2%	9.4%	13.0%	4.5%	7.4%	9.1%		-9.6%	13.6%	11.1%
Boulder	6.7%	10.6%	12.5%	10.0%	11.7%	-7.9%	-5.4%	-7.3%	8.9%	10.8%
Gilpin	8.4%	3.5%	11.8%	-5.6%	27.7%	23.9%	-2.3%		7.7%	10.1%
Jefferson	22.4%	7.4%	27.6%	-54.7%	10.5%	-45.1%			5.1%	8.7%
Kit Carson	5.4%	1.2%	23.3%	21.6%	1.7%	-2.3%		6.4%	9.4%	8.3%
Elbert	10.3%	9.8%	10.3%	13.7%	-2.9%	-11.5%		5.2%	-6.3%	7.9%
Jackson	-2.1%	3.8%	10.4%	15.5%	4.3%	-7.6%		26.2%	4.1%	7.8%
Conejos	10.9%	9.3%	8.0%	-8.0%	-2.7%	8.5%			3.6%	6.6%
Weld	26.1%	7.3%	17.1%	15.7%	3.3%	43.4%		0.5%	6.9%	6.6%
Adams	6.8%	2.2%	8.1%	48.3%	2.3%	27.0%		-6.0%	5.0%	6.5%
Logan	27.5%	4.5%	2.1%	16.1%	-3.6%	-16.4%		16.0%	14.7%	6.4%
Crowley	7.8%	3.4%	9.8%	0.0%	-1.2%	-1.9%			-3.0%	5.8%
Baca	2.3%	9.4%	1.6%	6.8%	0.1%	-1.4%		-11.4%	13.0%	4.3%
Cheyenne	9.2%	1.9%	-16.1%	-2.3%	-9.3%	19.2%		6.5%	10.5%	4.2%
Otero	-8.9%	4.2%	3.8%	-0.4%	0.8%	8.3%			3.7%	3.1%
Morgan	14.4%	9.6%	4.1%	3.8%	-8.9%	-54.9%		9.8%	1.0%	3.1%
Phillips	28.0%	5.5%	8.3%	5.3%	-1.8%	2.5%		-8.4%	6.4%	2.4%
Bent	0.2%	0.4%	1.5%	0.0%	1.2%	2.8%		-16.9%	8.8%	2.3%
Sedgwick	-5.2%	6.4%	7.3%	13.4%	-2.8%	3.5%		-19.9%	5.1%	1.5%
Lincoln	14.9%	5.4%	4.3%	21.2%	-13.0%	1.8%		9.2%	6.3%	1.4%
Prowers	0.0%	3.1%	-1.1%	-4.9%	-1.7%	-1.6%		2.0%	1.5%	0.5%
Washington	-1.9%	1.9%	0.1%	24.8%	-9.8%	-6.1%		1.0%	9.1%	-0.8%
Kiowa	53.5%	0.1%	-0.7%		-6.4%	0.5%		3.5%	4.3%	-0.9%
La Plata	39.0%	25.3%	27.3%	-9.0%	-2.6%	30.4%		-19.4%	10.8%	-4.3%
Las Animas	159.9%	12.4%	11.3%	-8.0%	4.0%	5.1%		-12.4%	16.5%	-4.9%
<b>Grand Total</b>	<b>30.1%</b>	<b>14.5%</b>	<b>18.8%</b>	<b>2.4%</b>	<b>0.2%</b>	<b>12.2%</b>	<b>67.5%</b>	<b>-1.4%</b>	<b>8.5%</b>	<b>14.2%</b>

# Appendix B

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Foreclosure Hotline Information and Denver Post News Article

A FREE service for homeowners who have missed a payment or are in danger of foreclosure.

**Call for free advice.**

The Colorado Foreclosure Hotline connects homeowners with trained professional housing counselors. These counselors will help borrowers understand their options while working with the borrower and the lender to help avoid foreclosure. Hotline counseling is always free.



DIVISION of HOUSING



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**Colorado** Foreclosure Hotline  
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BACK



FRONT

Thursday, June 28, 2007

## Foreclosure Prevention Hotline aids troubled borrowers

Of callers who meet with a counselor, about four of five avoid foreclosure, the Division of Housing says.

By Aldo Svaldi

Denver Post Staff Writer

Article Last Updated: 06/28/2007 02:04:40 PM MDT



"We had too much of our lives and heart in that place. ... I still get up at night. It is hard for me to sleep." Emilio Gutierrez, who with his wife, Cecilia, avoided foreclosure through the state's foreclosure prevention hotline. (Post / Hyoung Chang)

When Emilio Gutierrez missed a third mortgage payment on his Thornton-area home late last year, he knew he was headed for serious financial trouble.

But after calling the Colorado Foreclosure Prevention Hotline and meeting with an Adams County housing counselor, Gutierrez worked out a repayment plan with Countrywide Home Loans, his mortgage provider.

"If you have the desire to save your home, call that hotline," Gutierrez said. "You have to be willing to make the sacrifices."

About 16,000 people have called the hotline since it started last October, according to the Colorado Division of Housing.

About half of callers take the next step of meeting with a housing counselor, said Ryan McMaken, a spokesman for the division.

Of that group, about four out of five are able to avoid foreclosure, McMaken said, although that doesn't mean they necessarily keep their homes.

About a third of those who meet with a housing counselor still lose their homes in short sales, in which the lender agrees to accept a sales price below what is owed on the mortgage.

Several factors help borrowers who go through the hotline to work out better terms with lenders.

Counselors screen out troubled borrowers who are too far behind to help or who aren't honest about their financial situation.

That helps loss-mitigation agents at the mortgage companies who are typically loaded down with 200 to 300 files each and are eager to prioritize, McMaken said.

"It shows the borrower is really engaged. That makes them move up the list," McMaken said.

Financial mismanagement, an unsuitable mortgage loan and unsteady work in the circuit-board manufacturing industry combined to put Gutierrez behind, said Mary Ellen De Los Santos, housing counseling coordinator with the Adams County Housing Authority.

Last October, Gutierrez got a better-paying job as a service technician for microfilm equipment. He was also motivated to make the necessary sacrifices to catch up, she said.

Gutierrez and his wife, Cecilia, share the mortgage on a duplex with their daughter. Their failure would have brought her down as well.

Gutierrez, 55, adds that he doesn't want to face the prospect of retirement as a renter, something he has been most of his life.

"We had too much of our lives and heart in that place," he said.

The couple bring home about \$3,000 a month. They are meeting their share of monthly mortgage payments of \$1,000 a month and paying another \$700 a month to catch up on the missed payments.

They should be current by the end of August.



Emilio Gutierrez was in trouble when he missed a third mortgage payment late last year, but the Colorado Foreclosure Prevention Hotline helped him get current on his loan. (Post / Hyoung Chang)

The Gutierrez family, however, won't be out of the woods even then. Their adjustable-rate mortgage resets sharply higher next March, from a 7.13 percent interest rate to above 10 percent, De Los Santos estimates.

Gutierrez hopes De Los Santos can help him refinance out of that situation as well, once a \$10,000 prepayment penalty on his current loan expires.

"I still get up at night," Gutierrez said. "It is hard for me to sleep. I am dealing with it one day at a time."

*Staff writer Aldo Svaldi can be reached at 303-954-1410 or [asvaldi@denverpost.com](mailto:asvaldi@denverpost.com).*

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## **How to get help**

**Call the state's Foreclosure Prevention Hotline. 877-601-4673**

# Appendix C

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## News Articles



## SJBTC welds state of the art into new building

Technical college invests in equipment for vocational students

Tuesday, May 1st 2007

BY VILA SCHWINDT | JOURNAL STAFF WRITER

Nowadays, technology doesn't just touch communication. Jobs in agriculture, auto mechanics, and the oil and gas fields are also changing dramatically with the advent of computer control systems.



JOURNAL/SAM GREEN

Emmerson Black welds a pipe in the old shop recently at San Juan Basin Technical College.

Welding in Montezuma County used to be oriented toward farm implement repair and oil field pipe work. San Juan Basin Technical College began its welding program in 1972 aimed primarily toward farm repair. The college gradually incorporated code-oriented, X-ray quality welding for field work on pipelines and structural steel.

This winter, preparing for the welding department's move into a new, state-of-the-art building this summer, SJBTC purchased an orbital welder at a cost of \$49,000.

Former president Bill Lewis and former employee Pat Walker worked to procure seed money for the new classroom building. The basis was a \$400,000 grant from [Colorado Department of Local Affairs](#), approved in October 2005.

This was matched in a smaller ratio by funds raised locally and statewide, a total so far of \$153,845, a figure that does not include in-kind donations from students and Nielsons Skanska.

The three school districts provided \$80,000 toward the building, with Montezuma-Cortez School District Re-1 contributing 72 percent, Dolores School District Re-4A contributing 16 percent, and Mancos School District Re-6 contributing 12 percent.

Lewis talked to and received \$25,000 from Coors Foundation, the largest individual donor, said Bill Mealing, SJBTC chief financial officer. A late and unexpected windfall of \$12,000 came from Conoco/Phillips Foundation at a Farmington, N.M., awards ceremony that SJBTC administrators attended.

Jaynes Corp. of Colorado's Durango office built the shell for the building for \$520,000.

The new building, which will be open for classes in August, has 14 work stations with exhaust systems to remove noxious fumes and particulate material created by the welding.

SJBTC will be able to enroll 21 students with an instructor and a lab assistant, said Ross Kibel, head of welding technology.

"Most big fabrication departments use orbital welders," said Bob Duncan, chair of the construction trades and industrial department. "Think of it as a type of robot. You set it up, program it to size and thickness of the pipe, and adjust the tip to the metal."

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Any repetitive task should be done by a programmable machine, Duncan said.

The orbital welder is portable and fits inside three "suitcases," but should be used in a shop rather than in the field, Kibel said. It's used in manufacturing on exotic metals such as stainless steel, mild steel and titanium.

Applications for orbital welding include aerospace, boiler-tube installation and repair, food, dairy and beverage industries, hydraulic lines, liquid- and gas-delivery systems, medical systems, nuclear piping, offshore applications, and pharmaceutical and semiconductor industries.

Nielsons Skanska donated more than 192 man-hours — which include equipment and operator time, and were estimated by Skanska at \$30,000 — on the ground preparation, said Todd Ehlert, maintenance supervisor at SJBTC, but many others in the community made donations of material and money as well.

Construction on the building started in June 2006. Construction trades students have built most of the actual structure and framework, and the welding students have done all the booths and stairwell construction, Kibel said.

"Heavy equipment program operators did part of the dirt work and the parking lot," Ehlert said. "It's been evolving."

Having students work on the building has created significant savings and ensures quality in the building's construction, Duncan said.

"I like how we're (working) in the welding building," said Montezuma County student Cody Rieb.

Rieb is learning drywall construction. His teacher, Bobby Sitton, got him a job with a local construction firm. Sitton talks to a lot of local contractors and employers to find intern and apprentice situations that will supplement SJBTC students' education.

"He got me a job for \$12 an hour, and it's like paid-in tuition, so I come here and then I go out there, and I still get credit for school while I'm working," Rieb said.

Rieb started in auto mechanics, but switched to construction.

"You learn a lot more here than anywhere else for free (as high school credit)," Rieb said, adding he appreciates the variety of experience he gets through the program.

The building has an estimated worth of \$649,000, all paid by grant money from energy impact funds and donations, Kibel said.

Reach Vila Schwindt at vilas@cortezjournal.com.

## Arrival time

New YVRA terminal could open in two weeks

By Mike Lawrence (Contact)

### County gets \$1.5M

The Colorado Department of Local Affairs, or DOLA, has awarded Routt County a \$1.5 million grant for road improvements. Routt County commissioners said the funds will be used for embankment stabilization and other improvements to Routt County Road 27 between Oak Creek and Hayden, and for the completion of re-asphalting on Routt County Road 33 southwest of Steamboat Springs.

The energy impact grant is funded by state severance tax proceeds, designed to help communities mitigate the impacts of energy development. Routt County also received a \$1.5 million energy impact grant from DOLA in the spring of 2006.

The new terminal at Yampa Valley Regional Airport, new Routt County Justice Center and reconstruction of Routt County Road 27 are a large part of record-setting construction spending by Routt County.



Dennis Foland with TLC Carpet One lays tile Wednesday in the new

STEAMBOAT SPRINGS — The estimated time of arrival was off, but the new terminal at Yampa Valley Regional Airport may soon be ready to open its doors.

"We should be pretty much completed by Feb. 12. We're hoping to be up and running by then," said Ann Copeland, manager of terminal and land-side operations at the

Hayden airport.

Copeland said the new terminal will feature expanded gate areas for passengers checking onto flights, a full-service restaurant and bar, a snack bar in the gate area, a gift shop, a heated curbside check-in area, electronic flight-information screens and a brand-new ticketing lobby. Completion of the 23,500-square-foot terminal, the second of three phases of airport renovations that began in 2003, would be the crowning achievement for a facility that has recently seen several significant upgrades.

A Feb. 12 opening of the \$16 million terminal would be well after the intended Dec. 15 opening date, but just in time for the busy Presidents Day weekend.

"We've been waiting eight years for this new terminal, and while it would have been ideal to have it open by mid-December, a couple weeks here and there is worth it," said Andy Wirth, vice president of sales and marketing for Steamboat Ski and Resort Corp. "In my estimation, this terminal is the single most important facility improvement for the airport since we lengthened the runway in the mid-1980s. This is the airport terminal that this valley has deserved for decades."

Wirth said Ski Corp. received "very few customer complaints" about hassles or delays resulting from terminal construction, which Copeland said required the coordination of numerous contractors, subcontractors, staff and projects.

"It has been kind of this ongoing song-and-dance," Copeland said. "It has been a real challenge to keep everything on schedule, because we have so many players that we're trying to coordinate."

The delays could have been worse.

Sandy Evans Hall, executive vice president of the Steamboat Springs Chamber Resort Association, said Thursday that "had the opening been too late, I think some of the airlines would have waited until the end of the season" to move into the new terminal.

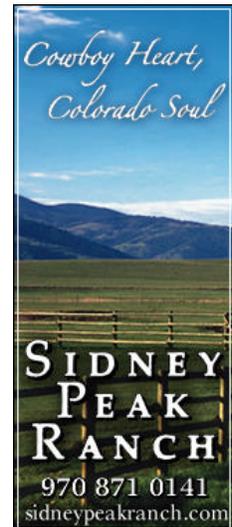
"March is one of our heaviest arrival and departure times, so having it done for the month of March will be key," Evans Hall said.

"We're very excited to have this happen."

Big walls to fill

Evans Hall said Nancy Kramer, former executive director of the Steamboat Springs Art

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Yampa Valley Regional Airport ticketing area. His co-worker Adrian Dunton carts in another load of tile behind him. Photo by [Matt Stensland](#)

Council, is chairwoman of a committee that will place artwork and historic displays in the new terminal.

"We'll have a lot of big, blank white walls out there," Evans Hall said.

Copeland agreed.

Curtis Green with The Horsley Company out of Ogden, Utah, tests new baggage screening equipment installed at the Yampa Valley Regional Airport expansion. Photo by [Matt Stensland](#)

"We're doubling the size of our terminal," she said. "And we're the first airport in the nation to have Reveal CT-80 X-ray machines hooked to the baggage belts. That's a huge behind-the-scenes improvement — it will definitely make our process faster."

The Transportation Security Administration, part of the federal Department of Homeland Security, funded the \$350,000 baggage-screening machines. The machines will enable airport staff to screen 150 to 200 bags per hour, compared to the current rate of 30 or 40 bags per hour.

On Wednesday, workers were laying tile and installing lighting at the new ticketing and gift shop area at the Yampa Valley Regional Airport. The airport expansion could be completed by Feb. 12. Photo by [Matt Stensland](#)

Funding the terminal is part of a collaborative effort that includes \$6.7 million in federal funding, grants from the Colorado Department of Transportation and contributions from area municipalities including Steamboat Springs and Hayden.

In the past year, the airport has installed a new pay-parking system, improved aprons for taxiing airplanes and secured funding for new electronic airplane surveillance equipment that will improve aircraft detection and traffic efficiency.

"We've had a lot of projects going on and a lot of good things happening," Copeland said.

The airport serviced more than 144,000 passengers in 2006, which Copeland — who has worked at the airport for 20 years — said is its highest number of passengers to date.

Copeland said the third phase of airport renovations, "in about 2009," will convert the current terminal to a baggage claim area that will be three times larger than the current baggage claim.

"We're going to be a real airport," Copeland said. "We're definitely seeing the light at the end of the tunnel, and I don't think it's a train."

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## Small town of Aguilar is bustling with construction on Main Street

by Brad Atchison

Like many former mining towns in south central Colorado, Aguilar is a city with a colorful past. The town once boasted 2,500 residents and was reported to be a site where Al Capone produced "bathroom gin" during prohibition. After the mines closed, Aguilar lost most of its economic base. The population shrank to about 600 and a bustling main street turned into a stretch of boarded up stores spotted with only a handful of functioning business.

Today, Aguilar's main street is bustling with construction. A multi-phase, multi-million dollar project will result in improved infrastructure for Aguilar and a new look for a main street that was in desperate need of a facelift.

"The scope of the project is to redo the storm boxes and drains to the Gonzalez Arroyo, rebuild gutters, sidewalks, install tree boxes, and period lighting," said Don Starbuck, mayor of Aguilar. "We were looking at something that would give more of a 1920's or turn-of-the-century look to the town."

Starbuck reported that the project involves removing overhead power lines and running them through conduits in the sidewalk. Project planners also chose to install a watering system underground to maintain greenery. The project also includes plans for benches spaced along Main Street, plaques to mark historical structures and trash receptacles designed to handle the black bears that occasionally visit the down town.

So where did Aguilar get the money to initiate these dramatic improvements? Although some funding has come from local budgets, the vast majority of the capital for this project was secured

"We received a USDA Rural Development grant and loan for improving our transmission and distribution water lines," reported Starbuck. That grant has enabled the city to upgrade water mains on Main Street and perform additional work around town upgrading the system and pipes that supply water from the local reservoir.

"The sidewalk and gutter had deteriorated," said Starbuck. Damage from snow removal this winter might have been the straw that broke the camel's back. "Paving in past years had covered up the gutters," added Starbuck.

Instead of removing deteriorating asphalt, previous maintenance projects had just laid down new asphalt over existing roads. "We had nine inches of asphalt down Main Street," said Starbuck. "With a heavy rain there is no place for water to go. It was a muddy mess."

Additional funds for this project have come from a Mineral Impact Grant, according to Starbuck. "We are on the edge of the old coal beds that produce methane gas. Las Animas is an impacted county," reported Starbuck.

According to Starbuck Walsenburg, La Veta and other local communities located on the edge of the Raton basin are eligible for grants like the one Aguilar has earned.

"These funds come from severance taxes that are collected from mineral production," explains Starbuck. "Whether it is oil and gas, or mining and such. The funds are divided up using a formula by the state and a share of that money comes back to local government and the rest of the resource comes back for grants."

Although Aguilar's limited econom-

cess of the town securing grants, Starbuck and other city officials and residents have gone above and beyond to bring money into the community.

So how did Starbuck learn how to write grants? "It has been seat-of-the-pants learning," admits Starbuck. "I have gotten better at it." Starbuck's first experience with grants was on a FEMA grant that had been "stagnating". FEMA enabled Aguilar to upgrade the volunteer fire department in town.

"That grant had been started, but had not been pursued," recalls Starbuck. "We were in the process of losing the grant. I got involved in it and carried it to completion. Now our fire department can actually do something if a fire happened."

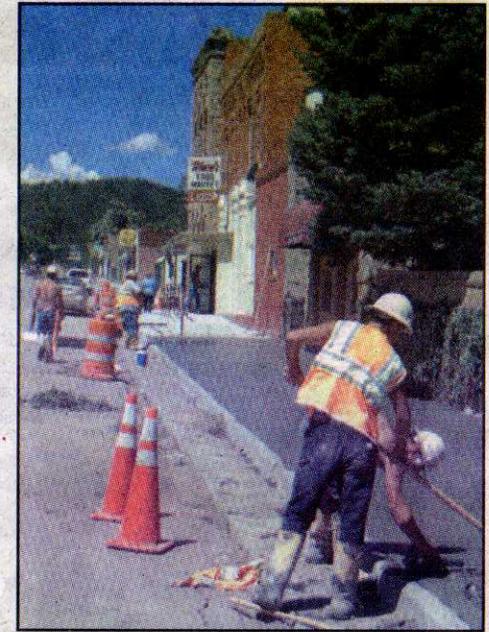
Starbuck credits Colorado Department of Local Affairs (DOLA) regional manager, Lee Merkel with providing him with support and encouragement during the grant writing process.

"He [Merkel] is interested in helping small towns like Aguilar to move forward," said Starbuck. "They work with us pretty well."

Starbuck also deserves credit for bringing grant money into Aguilar. He sees potential in his community and has worked countless hours to secure funding and otherwise guide this renovation project.

"Being Mayor of Aguilar is not a paid position," Starbuck observed, "but it is a full time job."

Gary Ringo, general manager of Ringo's grocery is one local business owner that appreciates Starbuck's effort. Ringo's family has owned and operated stores in south central Colorado since 1890 when his great grandfather opened



(photo by Brad Atchison)

ness," said Ringo, "But the city and the construction crews have been working with the business owners and that makes a big plus. Our customers have also been great," added Ringo. "They have been walking around and using the side door while we are doing the sidewalk."

Ringo is confident that a little inconvenience now will be worth the final product. "It should help our community a lot," said Ringo with confidence.

Starbuck reported that at least one new business is planning on opening up on Main Street after the project is completed, but added that it would be nice to see more "grass roots enthusiasm" in Aguilar.

And things are happening in Aguilar. In addition to the current project, Starbuck reported on projects in the works that will refurbish city park, renovate the library and possibly create a

ly visit the down town.

So where did Aguilar get the money to initiate these dramatic improvements? Although some funding has come from local budgets, the vast majority of the capital for this project was secured through grants.

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Although Aguilar’s limited economic base may have played a part in the suc-

Gary Ringo, general manager of Ringo’s grocery is one local business owner that appreciates Starbuck’s effort. Ringo’s family has owned and operated stores in south central Colorado since 1890 when his great grandfather opened a business in Valdez.

Ringo also noted that any construction project of this size is going to create an inconvenience for the community. “When things are under construction it makes it a little difficult to run the busi-

Aguilar.

And things are happening in Aguilar. In addition to the current project, Starbuck reported on projects in the works that will refurbish city park, renovate the library and possibly create a recreational body of water for the community.

The city hopes to have the Main Street renovations completed just in time for Aguilar Days, held the second weekend of August every year.

A RIVER RUNS THROUGH IT

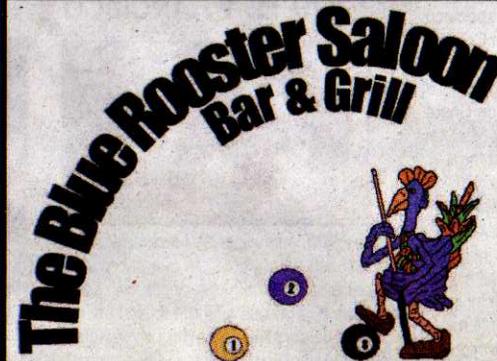


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Montrose opens first affordable housing project in 20 years

By BEVERLY CORBELL The Daily Sentinel

Thursday, August 23, 2007

MONTROSE — It's no secret that affordable housing is in short supply on the Western Slope, but Montrose recently made inroads in alleviating its shortage by opening Sunshine Peak Apartments, its first affordable housing complex in 20 years.

Tim Heavers, director of the Montrose County Housing Authority, said it's not easy to get an affordable complex built.

"It took so long because there's not very many people willing to tackle affordable housing, and there's too much money to be made in regular housing," he said.

Thanks to some complex financial arrangements, including federal tax credits, the \$7.2 million, 49-unit complex will be ready for its first tenants to move in by Sept. 1.

It was supported by grants and loans, he said, listing a \$600,000 Housing and Urban Development grant, a \$650,000 grant from the Colorado Division of Housing and about \$4 million worth of state tax credits. The balance was a loan, he said

Luckenbill-Drayton and Associates of Arizona developed the project; Schauer Construction of Colorado Springs is the builder; and Ron Faleide of Denver did the architectural design, Heavers said.

"This was our first tax credit project, and the developer has done over 3,000 affordable housing units in Arizona and has quite a bit of experience," he said.

Heavers was referring to the Colorado Low Income Tax Credit program, which uses federal tax credits available under the Internal Revenue Code to create and maintain rental housing for low and very low income households throughout the state.

Heavers said the unit is not for the homeless and is not specifically geared toward low-income residents.

"These are designed for working people and rents stay within fair market value, but that's a moving target determined by HUD for a given community," he said.

For example, a family of three with a combined income of \$26,700 can rent a two-bedroom apartment for about \$600 per month, he said.

"In Montrose County there is pretty much an annual wage gap going back to 2001, with wages falling below cost of living by at least 1 percent a year," he said.

Sunshine Peak includes many amenities not found in most affordable housing, Luckenbill-Drayton spokeswoman Margaret Mocko said.

Each unit is unique, she said, and even one-bedroom units have separate living and dining rooms, dishwashers, food disposals, lots of windows and reserved, covered parking.

The complex also includes a fenced-in playground and covered outdoor benches, a computer lab in a community room, a children's library and a tenant meeting room in a living area setting, Mocko said.

About 30 people have applied for apartments so far, she said, and potential tenants can apply by calling 252-3424.

The city's efforts for more affordable housing will continue, Heavers said.

"We've already applied to the Colorado Housing Finance Authority to add another 43 units to the same project," he said.

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Beverly Corbell can be reached via e-mail at [bcorbell@gjds.com](mailto:bcorbell@gjds.com).

# DOLA comes through for city, county, schools

By [Collin Smith](#)

November 21, 2007

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The state is helping.

Craig is better for the contributions it gets from the Colorado Department of Local Affairs, City Manager Jim Ferree said.

Moffat County received more than \$1.4 million in DOLA grants this year, Commissioner Saed Tayyara said.

DOLA released its funding grants to local entities that applied for its Aug. 1 grant cycle last week, and all requests received full funding.

The city received \$150,000 for projects at the water treatment plant, which currently is going through substantial renovations.

The grant will go toward pavement costs and demolishing an old caretaker's house, Ferree said. The city will match about \$50,000.

In 2005, DOLA issued two grants totaling \$1.5 million for the water treatment plant project. The entire treatment plant project is projected to cost about \$9 million.

"That money was very useful," Ferree said. "The city didn't have to borrow near as much to get the project going."

DOLA awarded the county more than \$849,000 to help replace large equipment and vehicles, including road and bridge department maintenance trucks and law enforcement cars.

The county also received \$60,000 for a sand and salt storage facility, which it could not afford because bids exceeded what the county budgeted. The storage facility will help road and bridge keep roads drivable in wintertime.

The Moffat County School District was awarded its full \$97,000 request to fix the roof on its Administration Building on Yampa Avenue. The School District will contribute an even match for the project.

This is the first DOLA grant the School District has pursued, Finance Director Mark Rydberg said.

Looking forward, he expects DOLA can help with some projects that were left off the district's recent bond proposal.

"We left some projects off the bond so we would have a reasonable request to the taxpayers," Rydberg said. "We might go to DOLA for some of those."

The district will evaluate its projects and apply for grants if they are good fits for DOLA, Rydberg said.

City officials met Monday morning to discuss goals next year, Ferree said.

In December, the city will make a request for \$200,000 to put a new overlay on First Street, which Ferree said is a definite need.

Next year, there also are about \$490,000 in water and sewer line repairs and some equipment replacement needs as well.

The city would most likely look to make a 50 percent match on any grant from DOLA, but it is months away from making those decisions, Ferree said.

The city's requests to DOLA have never been denied as long as Ferree has been there, he said. DOLA's role in helping Craig establish and better its infrastructure has been important to the area, the city manager added.

"Part of our economic development is to make sure infrastructure is in place," Ferree said. "We've replaced millions of dollars in water and sewer line projects and paving, as well."

Tayyara maintained the area's need, and its infrastructure improvements, are exactly why the state should think twice before reallocating severance taxes and mineral lease money, which together account for a large majority of DOLA's grant budget.

"If we can show and prove there is a need, and the need is right now and not 20 years from now, maybe they'll see," Tayyara said.

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